

ITEM	8
MANAGER'S REPORT NO.	63
COUNCIL MEETING	93/10/18

TO: CITY MANAGER 1993 OCTOBER 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: PROPOSED CLASS "A" OUTDOOR SEATING AREA
B.C.I.T. STUDENT ASSOCIATION LOUNGE
3700 WILLINGDON AVENUE (SEE ATTACHED SKETCHES #1
AND #2)
LIQUOR LICENCE APPLICATION #4/93

PURPOSE: To seek Council approval for the subject liquor licence application.

RECOMMENDATIONS:

1. **THAT** Council give favourable consideration to the request for outdoor patio seating up to a maximum of 85 seats for the B.C.I.T. Student Association Lounge, with maximum operating hours of 11:00 a.m. to 1:00 a.m. Monday through Saturday and 11:00 a.m. to 12:00 midnight on Sunday.
2. **THAT** a copy of this report and Council's resolution be forwarded to the Liquor Control and Licensing Branch, #217 - 1899 Willingdon Avenue, Burnaby, B.C. V5C 5T1 and the applicant Mr. Stephen Miller, B.C.I.T. Student Association, 3700 Willingdon Avenue, Burnaby, B.C. V5G 3H2.

REPORT

1.0 BACKGROUND INFORMATION

- 1.1 In June 1988 the Liquor Control and Licensing Branch informed this Department that applications for outdoor patio seating for Class "A", "B", "D" and "F" establishments must be approved by local government.

On 1988 October 03 Council resolved that applications for outdoor patio seating in connection with Class "A", Class "D" and Class "F" liquor licences be forwarded to Council for their consideration.

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- 1.2 On 1991 September 23 Council received a liquor licence report (Liquor Licence Application #6/91) seeking Council approval for the relocation of the Class "A" Student Association Lounge and the establishment of a new Class "A" staff lounge at B.C.I.T. At that time, Council adopted the recommendation to give favourable consideration to the above liquor licence requests. A Preliminary Plan Approval application is currently being processed for a new Student Centre building, which will include the student association lounge.
- 1.3 On 1992 July 13 Council received another report on processing procedures for liquor licence applications, including a recommendation for a public input policy requirement for licensed outdoor patios, in response to an earlier request by Council. The report outlined a public input process to be utilized for licensed outdoor patios, with the process to be required only if there is residential land use within 70 meters (230 feet) of the proposed outdoor patio area. Council adopted the recommendations at that time.

As there is no residential land use within 70 meters (230 feet) of the proposed outdoor patio in connection with the Class "A" Student Association lounge, the public input process is not required.

2.0 GENERAL DISCUSSION

- 2.1 The proposed Class "A" liquor licensed outdoor seating would be a relatively open patio in front of the new Student Centre building, oriented to the campus square and Willingdon Avenue beyond, which is over 500 feet to the west. The hours of operation proposed for the outdoor patio would be the same as that presented to Council for the Student Association lounge; 11:00 a.m. to 1:00 a.m. Monday through Saturday and 11:00 a.m. to midnight on Sunday.

The existing Class "A" licence indicates a maximum seating capacity of 346 persons and the same seating capacity was indicated for the new relocated Student Association lounge in the 1991 September 23 Council report for Liquor Licence Application #6/91. The Liquor Control and Licensing Branch regulations for Class "A" liquor licence outdoor patios state that the patio patron capacity is restricted to 25% of the inside capacity of the licensed establishment and that the indoor capacity is reduced by the outdoor patio capacity when the outdoor patio seating is in use, with no overall increase in seating capacity for the establishment. The applicant is applying for a maximum patio seating capacity of 85 seats.


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- 2.2 The Class "A" Student Association lounge is located in the north/central area of the campus, with the patio oriented towards Willingdon Avenue and over 305 meters (1,000 feet) from the nearest residential development to the southwest in Greentree Village (see attached Sketch #1). It is not anticipated that the proposed licensed outdoor patio would have any effect on the adjacent land uses surrounding B.C.I.T.
- 2.3 Pursuant to the adopted processing procedure for applications for Class "A" licensed outdoor patios, comments have been solicited from relevant staff and other City Departments, including the R.C.M.P, Burnaby Detachment. No objections were raised to the application by the City staff or other Departments.

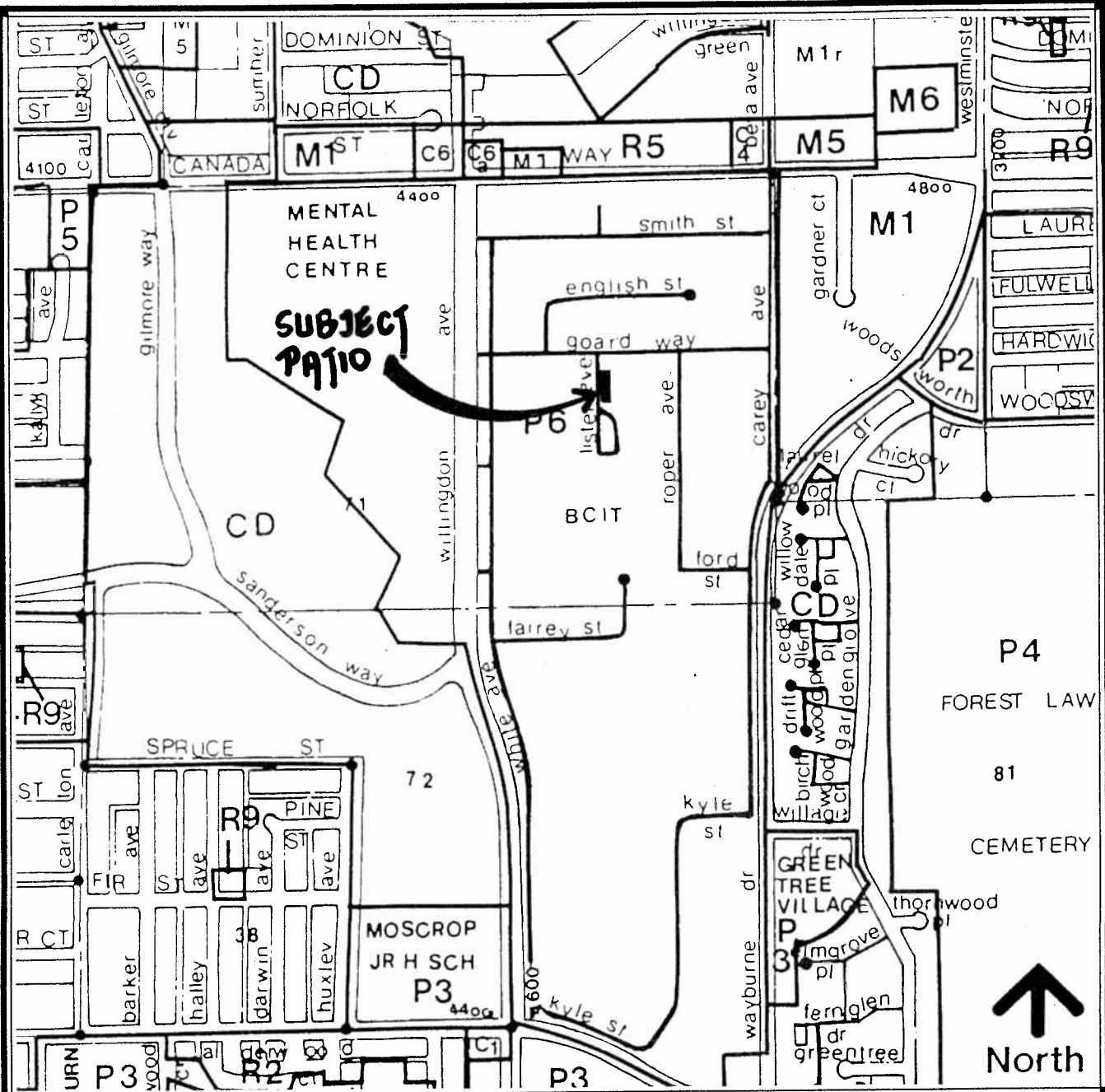
3.0 CONCLUSION

- 3.1 In light of the considerable distance of the proposed patio from any other land uses adjacent B.C.I.T., the Planning and Building Department recommends that Council give favourable consideration to the liquor licence application.


D.G. Stenson, Director
Planning and Building

BW:yg
Attach.

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Date:
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Scale:
 1" = 800'

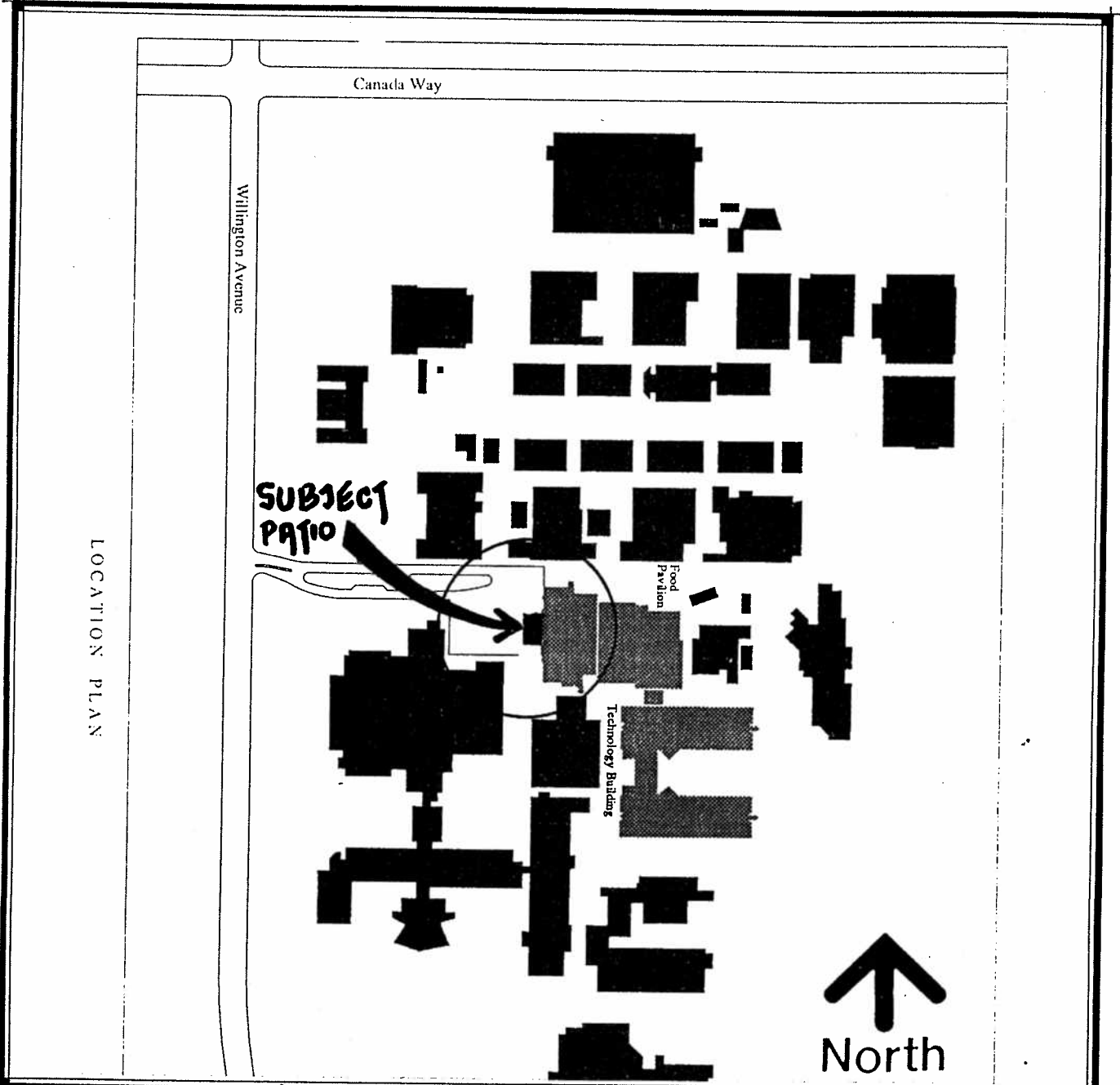
Drawn By:
 J.P.C.



City of
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 Planning & Building Dept.

B.C.I.F. STUDENT ASSOC. LOUNGE PATIO
 "LIQUOR LICENCE APPLICATION #4/93" SKETCH #2.

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Date:
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Scale:
N.T.S.

Drawn By:
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B.C.I.F. STUDENT ASSOC. LOUNGE PATIO
"LIQUOR LICENCE APPLICATION #4/93"

SKETCH #2.

